

Subject: Good News from LADBS!

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Also available on the Web at
www.ladbs.org

**Special Points of
Interest**

*For general information and
inspection requests, please call
3-1-1.*

*Click here for a copy of our
[2010 Performance
Enhancement Program](#)*

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**LADBS Construction
Service Centers**

Message from the General Manager

Mid-Year Statistics

In December, 2010 we had a "spike" in our building activity statistics because many developers rushed to get their projects submitted before the new Green and Building Codes became effective on January 1, 2011. Plus, we had the very large projects at LAWA. Hence, this December does not look as good as last December.

However, halfway through the Fiscal Year 2011/12 (July 1 – Dec. 31) our year-to-date numbers still look pretty good. Total new construction is up 6%, Plan Check Revenue up 5% and total revenue is up 8%.

Residential rental apartment construction is still the leader - we had

Downtown

201 N. Figueroa Street
Los Angeles, CA 90012
(Figueroa Plaza)

West Los Angeles

1828 Sawtelle Blvd.
2nd Floor
Los Angeles, CA 90025

South LA

8475 S. Vermont Ave.
2nd Floor
Los Angeles, CA 90044

Van Nuys

6262 Van Nuys Blvd.
2nd Floor, Room 251
Los Angeles, CA 91401

San Pedro

638 S. Beacon Street
Room 276
San Pedro, CA 90731

Counter Hours:

Monday, Tuesday,
Thursday, Friday: 7:30 am
- 4:30 pm Wednesday:
9:00 am - 4:30 pm
* San Pedro & South LA
offices are closed between
noon - 1:00 pm daily

For Information you
call:
3-1-1 (Inside LA City)
or
(213) 473-3231
(Outside LA City)

3,599 new housing starts so far this year, up 44% over this time last year!

Our last two fiscal years have had double digit growth in new construction and we believe we are still on track for a three-peat this Fiscal Year.

We have many outstanding projects in the pipeline, which we expect that will begin in the next six months. We'll use future newsletters to tell you about them.

In the meantime, we will use this newsletter to remind you of some of the new programs that have come about as a result of Mayor Villaraigosa's Development Reform initiative. We have designed and implemented these programs in a way that is intended to save you TIME AND MONEY. We encourage you to learn more about them and to use the ones that could benefit your projects.



IMPLEMENTATION OF DEVELOPMENT REFORM

As has been widely reported in this newsletter and other publications, Mayor Villaraigosa's new **Development Reform Strategic Plan** was released in **August 2011**. The primary focus has always been on **implementation** and not just another government report to collect dust on a shelf. In this newsletter we want to reiterate **specific elements** of the plan and what they can do for **YOU**.

Development Services Case Management Office



Front Row (Left to Right): Gary Toebben, Mayor Antonio Villaraigosa, Carol Schatz, Councilman Ed Reyes, Brad Cox, Bud Ovrom, and Gary Lee Moore at the opening of the Development Services Case Management Office.

The heart of the City's new approach to processing projects is the establishment of the **Development Services Case Management Office (DSCMO)**. This office helps customers navigate projects through the City's development review process. The Case Management Office is comprised of dedicated Case Managers representing five key departments: Planning, Building and Safety (LADBS), Bureau of Engineering (BOE), Water & Power (LADWP), and Transportation (DOT). These departments oversee the City's major review processes: entitlements, permitting, public/offsite improvements, and utility design.

For the first time, a total of 15 Case Managers from all five of these departments have been co-located in a single office on the 10th floor of 201 N. Figueroa Street: six from LADBS, four from Planning, and one each from BOE, LADWP, DOT and Bureau of Street Lighting and Urban Forestry Division.

Case managers from these key departments – with the necessary skills and authority to act – are available to create an efficient, accountable, collaborative environment amongst the departments, resulting in far better customer service. Case Managers will represent their department but act as one team - the City's team. LADBS Case Manager, Lincoln Lee, has been designated the captain of this new all-star team.

This citywide Case Management team, partners with the applicant and guides them through every step of the City's process. From project conception to completion, the team negotiates, assists with code and policy compliance, and resolves any conflicts that may arise along the way. They also ensure an efficient, transparent, predictable process, resulting in high-quality development that addresses community needs and improves the quality of life in Los Angeles.

Currently, over 900 projects are being assisted by the Development Services Case Management Office.

If you have a project or client who you believe could be helped by Case Management, please contact Lincoln Lee at lincoln.lee@lacity.org.

Parallel Design Permitting Process



Parallel Design Permitting Process (PDPP) runs the design and permitting process concurrently, which saves time and money to the customer.

Of all of the service improvements which have come out the LADBS, perhaps none has proven as valuable in terms of time and money savings to the customer as the new **Parallel Design Permitting Process (PDPP)**.

PDPP allows the design and permitting processes for major projects to run concurrently, where traditionally they were sequential (design was traditionally completed first followed by the permitting process). The old sequential protocol resulted in a lengthy and problematic process especially when unexpected problems/issues were discovered in subsequent phases of the development process. PDPP allows the developer to submit plans for plan check at the conceptual design phase. A PDPP Plan Check Engineer is assigned to the project to check the plans and provide code consultation services throughout the conceptual, schematic, and final design phases. When final drawings are completed, the building permit is ready for issuance. PDPP shortens permitting time by six to 18 months.

Sixty-two major projects with more than \$3 billion in construction valuation have participated and 26 of them obtained permits in record time.

If you have a project or client who you think could benefit from PDPP please contact Colin Kumabe at colin.kumabe@lacity.org

Restaurant Hospitality Express Program

These are some of the businesses which have taken advantage of the Restaurant and Hospitality Express Program (RHEP).



Starting any small business is difficult and because of the extra health and sanitation requirements, opening a new restaurant is probably the hardest of all. Given that reality, and with the leadership and help of the Central City Association, the **Restaurant and Hospitality Express Program (RHEP)** was created.

This multi-agency program provides comprehensive, targeted case management services to restaurant and hospitality industry applicants, providing navigation and problem solving services from project design through Certificate of Occupancy including assistance with:

- Navigating through the City's regulatory process
- Tracking and monitoring the work progress
- Problem solving, and
- Creating a path towards facilitating the process, thus insuring a timely opening

To date, RHEP has assisted almost 100 restaurants to open on time, and is shepherding another 189 restaurant projects in various stages of design, plan check, and construction through the development process.

If you would like to utilize the services of RHEP, please contact Mark Bevelaqua at mark.bevelaqua@lacity.org.

Construction-Inspection Partnership Program



The Construction-Inspection Partnership Program (CIPP) creates a joint communication between the construction team and the inspection team. This eliminates miscommunication and quickly resolves construction issues.

The **Construction-Inspection Partnership Program (CIPP)** creates a partnership among developers, project managers, contractors of large projects, and City inspection staff.

With a strong communication network established between the construction team and inspection team at all levels, both teams can quickly resolve construction issues, and eliminate miscommunication or code interpretation conflicts throughout the construction process.

By utilizing a series of 'all-hands' meetings to assemble the appropriate inspection and construction personnel, issues standing in the way of a project's completion can be collaborated upon. Using this approach, LADBS inspectors, management, other department staff, and the project's construction team, can find solutions to expeditiously resolve problems.

For a minimal fee, LADBS staff will coordinate the following meetings to discuss and resolve issues noted below:

- Pre-Construction Meeting (before construction)
- Construction Facilitation Meeting (throughout construction)
- Temporary Certificate of Occupancy (TCO) and Certificate of

Occupancy (CofO) Meeting (near completion)

The CIPP ensures on-time completion of construction projects and has been well-received by the development community.

LADBS has successfully implemented these valuable services for projects, throughout the City, with outstanding results.

Since its implementation, a total of 30 projects have participated in the program.

This program continues to grow as LADBS makes these services available to a greater variety of projects. LADBS is also committed to enhancing this program and expanding participation throughout the remainder of the year.

If you have a project or client who you think could benefit from CIPP, please contact Larry Galstian at larry.galstian@lacity.org.

Our Thanks to Celeste Morris



All of our previous 18 newsletters were prepared by Celeste Morris. Back in July 2010 Celeste was an Office Engineering Technician, when we 'volunteered' her into the assignment of creating a monthly LADBS e-newsletter. Because of her hard work and dedication, each edition has improved and we are now up to 3,500 "views", (the number of times the e-newsletter is opened by someone) per month.

We appreciate the positive feedback we have received on the newsletter and the majority of the credit goes to Celeste.

Last month Celeste was promoted to Structural Engineering Associate and since has been transferred to our Engineering Bureau.

We wish Celeste the best of success in her new endeavors and we extend our sincerest thanks for her vital role in creating the LADBS "Build LA" e-newsletter.

We would also like to give a warm welcome to the newest member of our department family—Manuel Garcia. Manuel is taking over for Celeste and although he may have some big shoes to fill, he is ready to take this assignment head-on.

Our Mission Statement

The mission of the Department of Building and Safety is to protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job creation. This is accomplished through advising, guiding, and assisting customers to achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green Codes; and local and State laws, through a timely, ethical, cooperative, and transparent process for the facilitation of construction and maintenance of commercial, industrial, and residential buildings throughout the City.

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We want your feedback! Please [click here](#) to submit your comments and/or suggestions.

If you want to comment on the service(s) you received or file a complaint, please call our **Customer Hotline at (213) 482-0056**.

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